REAL ESTATE—OUT OF CITY.

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On the Lackawanna Hallroad.

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DEAL BEACH, NEW JERSEY. OCEAN AV. CORNER, near Jerome, plot 210x350, fine residence, 6 master bedrooms, 5 maids, 4 baths, 3 car garage, quarters for chauffeur; \$25,000 speat on these premises last year; thoroughly modern and handsomely furnished; price \$45,000; terms.

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AMILY leaving the city wish to sell 7 room, detached house, electric light, steam leat, very lerge let, large garage, all in first was condition, near Ampere statios, Lackawanan Rallroad, Mrs. JAMES HORTON, 20 integer av, East Orange, N. J.

On Sale or Lease—A beautiful 14 room house and garage, all improvements; 5 minties from station; lot 59:285. Inquire at 27 cew Brunswick av., Rahvay, N. J.

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uths; steam, electricity, enclosed porch, teroof, copper leaders and screens; \$1x-\$16,000, sasy terms, OWNER, 381 W.

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AR Plainfield-Ideal chicken farm, 3 cres, 7 room house, garage, outbuild-, fruit, 83,760, HOVER, 212 Bway, N. Y. GULTRY AND FRUIT FARMS-45,000, GUAI FARM AGENCY, 141 Broadway.

o house, 8 rooms and bath, all im-nts, steam heat, electricity and gas plot 50x200; garage for 2 cars, also leuse, 7 minutes from railroad sta-nguire as to terms, 33 East Clay av. EWOOD-\$8,500, cash \$2,000; 7 rooms h, electricity, white enamel trim: ga-plot 60x253; very attractive; conven-tation. YOUNG, 108 Ridgewood av. AMSEY—Attractive 6 room cortage; water alf acre; close station; \$2,650; \$650 cast otographs. HOVER, 212 Hway, N. Y. SACRIFICE SALE

MADISON, N. J., ten-room Colonial louse on plot 100x200, with three-car grage; EASY TERMS. or particulars phone, write or see

TONE HOUSE, 7 rooms, 2 sleeping porches, beat, water, wired for electricity; plot 100x 90; more land available; \$5,000; terms arranged. Mrs. A. J. HIGGINS, Hillsdale, N. J. TRACT ocean and bay front land, Jersey coast, about 290 acres; mile ocean front, excellent place for bungalow colony. W. N. MATTIX. 695 Balley Building, Philadelphia.

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OCEAN AV., about 3½ acres of land. Most beautiful grounds. House cost \$65,000, contains 5 master bedrooms, 4 baths, 6 mates and 1 bath. Three car garage, 5 rooms for chaufeur. Ground is worth \$35,000, turniture \$7,500. You are getting a value of \$125,000. These premises are modern in every respect and camparatively new, PRICE \$35,000.

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GAINS, all descriptions, 1 to 300 where, F. UNSER, Mineola, L. I.

PICTURES AND DESCRIPTIONS of 100 special farm bargains in N. Y. at about \$5,000 or less. Ask for Supplement A. It will save you time and money. SLOCUM FARM AGENCY, 141 Broadway. OCUM FARM AGENCY, 141 Broadway.
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If you want a high class dairy, fruit
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OULTRY farm, electric lighted, cap. 1,500 hens; 6 from bungalow; Asbury to Lakewood road. E. BIGELOW, Belmar, N. J.

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70 ACRE FARM, IN TOWN.
WITH COW, 120 POULTRY.
kt 136, hay, corn, fodder, implements
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HIGH GRADE FARM, LARGE INCOME.

204 acros, equipped; 61 cows; 2 large
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everything, \$16,500; \$5,000 cash. BATSON
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WYOMING ranch for sale; one of the largest
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\$500 GIVES YOU SECURE HOME,
60 AGRE FAIRM, WITH 4 COWS,
Scason's crops, tools, vehicles included;

Senson's crops, tools, vehicles included asy winter's living and bright future here convenient village, advantages; rich loan lilage, 10 cow pasture, woodland; warm room house, spring water, telephone: 10 cow arn, poultry house: other interests forcutch sale; all \$1,400, only \$500 down, dasyerms; details page 17 illustrated catalogue 1,000 bargains; free. STROUT FARM terms; details page 17 illustrated catalogu-1,106 bargains; free. STROUT FARM AGENCY, 150 R. E. Nassau st., New York

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PARTMENT house, also private house, fin section, for free, clear country or city OVERT, 424 Central Park West. COVERT, 424 Central Park West.
FARM, 109 acres, 9 room house, barn, &c.
near Milford, N. J.; desirable for practical farming or summer home; beauffur
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208 Park av., Plainfield, N. J.
HAVE \$14,000 good equity in Washington
Heights new law double apartment; wan
larger house with 4 families on a floor; will
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Subject to One Mortgage.
SMITH.

BOX 487. OYSTER BAY.
PLOT, Jerome av., exchange for invesement
Manhattan; will add cash. REYNOLDS
2 Cromwell pl., White Plains, N. Y. RENT \$50,000: first nortgage \$200,000, 75 year; equity \$150,000: Brooklyn Heights apartment; take country or other property WALTER SMITH, 188 Montague st., Eklyn

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Many Years' Trading Experience.
City income, lots, factories, garages, apartment houses and one or two family dwellings; also country estates, hotels, homes and farms. Tell us what you have and what you want. HARRY A. LEVINE, formerly Ghegan & Levine, 123 Kingston av., Brooklyn.

WHAT is offered in exchange for \$50,000 equity in five family apartment house with large corner plot located in the finest section of Plainfield, N. J.? TAPSCOTT BROS, 208 Park av., Plainfield, N. J. WILL add cash for Brooklyn improved,
What can you offer for 58 lots in Jamaica
Court, near Rocksway Boulevard and New
York av; price \$14,500. VAUCHAN, 969
Fulton st., Brooklyn. WILL exchange city property with guaran teed returns for improved country prop erty. Box 103, 852 Columbus ave. erty. Box 103, 852 Columbus ave.

15 LOTS, near Tremont av., trade for good
taxpayer, with cash; attorney. F 15;1
Herald, Bronx.

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AN OLD RESIDENCE SUITABLE FOR BUSINESS FURPOSES BETWEEN SIST AND 37TH ST., WEST OF THE AVENUE TO STH AVENUE. WRITE FULL DE SCRIPTION GIVING STREET AND NUM BER. LOWEST PRICE FOR CASH OF TERMS IN FIRST LETTER. ATTENTION OF DR. LEONABD, 108 DUANE STREET

BUYERS—Non-elevator houses with stores best locations only; also private dwellings A. KANE CO., 2229 8th av. FLAT, lower East Bronx; about 10 lots to bakery; must be very cheap. ALEX ANDER SELKIN, 862 Prospect av.

HAVE QUICK CASH BUTTERS for following properties; principals only dealt with: Well located West Side 6 story elevator apartment; also 5 story, one or more; must be modern and real bargain, for cash. DWELLINGS WANTED. 16 or more rooms, south of 9th st., between Broadway and 2d av. 18 or more rooms, between 9th and 35th sts., 6th to 8th avs. 20 rooms, between Lexington and 2d av., 9th to 30th sts.

sts., 6th to 8th ave.

20 rooms, between Lexington
20 rooms, between Lexington
pth to 30th sts.

STORY HOTEL
or modern apariment, between 8th and 56th
sts., 5d to 8th ave.; must have possession before May 1. Call or send full particulars to
fore May 1. Call or send full particulars to
FACT THE 42d st.

Phone 1150 Vanderblit. 1 E. 423 st. Phone Haw Vanderont.

HAVE \$16,000 cash for new law house it cheap and well located and reacognible terms can be made, above 72d st. and west of 8th av.; full particulars required. BUYER, box 1469 Herald Harlem.

HOUSES wanted, private, Harlem, Bron Mt. Vernon, New Rochelle; \$1,000 cast colored; terms. POE, 172 West 125th st I will invest \$35,000 to \$40,000 cash in Man-hattan property; must be cheap, in good location and long term mortgage; corner or Frondway property preferred; immediate ac-tion if conditions are favorable. INVEST-MENT, box 1470 Herald, Harlem. INVESTMENTS, Harlem Heights, Bronx, sell or exchange, PEASE-ELLIMAN, 340 Madison av.

UNDERSIGNED wants a walk-up; will pay all cash above the mortgage; must be cheap and in good section; full particulars must be given to get attention. R 2176 Her-ald, Herald square.

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We are actively engaged in selling asing such holdings throughout the m olitan district and no doubt your pro wanted by some of the concerns hom we are figuring.

Our experienced services, knowledge values and locations are at your command G. P. BUTTERLY, 16 COURT ST., BROOKLYN, N. Y. TEL, 6865 MAIN.

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WANTED for quick buyer,
Private house,
West Side, 59th to 98th st.
FOLSOM EROS., Inc., 127 East 34th Will, buy or lease your property; have ready cash for lity and country property NOCHOMSON, 544 West 145th. Audubo

FACTORIES FOR SALE OR RENT. ACTORIES FOR RENT-18,000 square fe

FOR light manufacturing, 10,000 square feet,
Brooklyn Heights section, one block from
Clark st. Subway, 6 minutes from Wall st.;
for sale, \$20,000 : let, \$3,600 a year. Apply 2 College place, Brooklyn.
FOR Sal.E-Factory, 244-6 E. 52d st., 15,000
sq. ft., strong, well lighted, good condition,
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man on premises. E. C. DE WITT. 512
Fifth av. Murray Hill 6565.
HOSIERY mill in South Carolina; ladles HOSIERY mill in South Carolina; ladies cotton hose; fully equipped and in operation. 1. W. VALENTINE, 373 4th av.

FREE POWER-FREE LIVE STEAM.
Space in corner building with 1,500 feet,
2,000 feet, 6,600 feet, 12,600 feet, 68 Railroan structure Hamilton st., Newark, opposite Market at station Pennsylvania R. R.
WALTER SMITH, 388 Montague st., Bklyn. wALTER SMITH, ISS MORINGROUP SET AND THE ACTUAL CARRYING CHARGES OF 5 Story brick factory, down town, Brooklyn, by buying 27,000 feet at \$57,000; good terms.
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APPROXIMATELY 1,300 sq. ft. corner suite, extremely light, in first class office building, facing City Hall Park; present lessee will sublet for approximately 3 years to responsible party in 1 lot only, at a sacrifice well or the present running rate for the bu Apply R. E. STEVENS, \$42 Made Vanderbilt 8970.

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LOFT TO LEASE.
31 East 10th st., near Broadway—Second floor, 44x00; 2 elevators; high ceilings; fire-proof building. Owner, WILLIAM KIL-PATRICK, 149 Broadway.

feet. SHARUM, 1:0 Brondway. feet. SHARUM, 1:0 Brondway.

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John st.; 3,900 square feet less than \$2;
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SMALL STORE and three lofts, 234 Fulton st., suitable for office, wholesale or retail purposes; entire building; \$200 monthly.

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WAREHOUSE OR YOUR AGENT.

WAREHOUSE OR FACTORY FOR LEASE,
6 story and basement building of heavy
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West 14th st., to let for a torm of years at
30 cents per foot net. X Y Z 800 Herald,
Fulton 8t. 8,000 square feet, or part, daylight loft on Broadway; rent reasonable; 7th floor, 583 Broadway.

Above 14th St. to 59th St. (Inclusive). East River to North River.

BROADWAY near Herald sq.—Large store, high ceiling, December to May, Address Executor, R 2160 Herald, Herald sq. BUILDING to lease, 349-351 West 26th st. 38,000 square feet. Inquire 543 West 28t st. Chelsea 6404. Agents, take notice.

CORNER-Parior store, steam heat, elec-tricity; window display; convenient loca-tion; moderate rental. MORROW, 721 Lex-ington av., corner 58th st. Plaza 1234. Call all week. I week, ESIRABLE office, furnished; immediate occupancy; telephone; near City Hall; con-nient all transit lines. Room 305, 5 Beek-an st. DENTIST'S office, modern hotel. Dr. Mc-COY, 551 Madison av.

COY, 551 Madison av.
DESK ROOM, engineer's office; part services of stenographer and phone. Apply
Room 513, 334 5th av., New York.
DESK ROMM, use of Remington typewriter;
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3ARAGE or repair shop, 2 story building,
25x140, at 542 W, 55th st., to rent for term.
OHN P, PEFEL CO., 302 West 23d st.

CARAGE or 90.000 feet, 3 MONTAGUE GARAGE, rent 20,000 feet. G. MONTAGUE MARIE, 33 W. 42d. Murray Hill 0752. MARIE. 33 W. 42d. Murray Hill 0732.
GREAT BARGAIN in heart of garment center for needlework trade; ten story fireproof building: 85,000 feet at 70 cents persquare foot: 21 year lane; principals only.
R 208 Herald, Herald sq.
LOFTS-TWO, 20x80 EACH, LIGHT, STEAM
HEAT AND ELECTRICITY: WILL MAKE
NECESSARY ALTERATIONS. 212-214 EAST
101 WEST 63D. LOFTS, 41 West 21st st, and 131 West 24th st.; \$50 to \$500 per month. SHARUM, 170 Broadway. 170 Broadway.

LOFT, third floor, steam heat, very light, suitable for office space and drafting room. 222 East 41st st.

LOFT, 50x(00); fine floors 50x50; ground floor; large elevator; steam heat. LUMB, 37-527 West 45.

LOFT 50x90 for light manufacturing or stor age; elevator; \$3,000, 310 W. 39th st. age: olevator; so, on account of moving to Picte to rent, on account of moving to Boston; very desirable, light office, at reasonable price. Apply 1209, 95 Madison av., Madis.; Square 6547, for information.

OFFICES, high class buildings; Times squarefeet, Bilt-MORE REALTY CORP., TIMES BLDG.

MORE REALTY CORP., TIMES BLDG.
OFFICE, about 450 square feet, at 464 4th
av., Room 1506. Inpuire of ROERNER.
Thienhone Stuyvesant 2230.
PARLOR Hor and basement store or separately; steam, parquet. 63 West 54th st.
STORE for rent, large show window.
S4th st., near Park ave.;
FOLSOM BROS., INC., 127 East 34th st.
SUBLET Hight office with telephone service,
suitable for architect or advertising businees. Apply Room 514, 103 Park av.
SIX story, well constructed building, 50x100,
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CO., 155 West 14th.

TO SUBLET-PART OF BEAUTIFUL OF-FICE, LOCATED ON 15TH FLOOR, MAD-ISON AV. AND 330 ST.; FLOOR SPACE ISO SOUARE FEET, PARTITIONED; FIRST CLASS PARTY DESIRED; REFERENCES FXCHANGED. TELEPHONE MURRAY HILL 5167.

TO SUBLET part of dentists a office with use of reception room, &c., on Park av. near Pith st.; to chiropodist or physician. Call Plans 2780. Plana 2780,
26 WEST SIST, NEAR BROADWAY.
Top loft, 25x70, elevator, heat, possession.
APPLY SECOND FLOOR.

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wear Large back parior, unfurned, for business. Bryant 1460.
46TH ST., 146 W.—Desirable parior floor, with show windows, in theatre section, for show rooms or dentist, chiropodist, mani-PARTACULARLY AUTOMOBILE ACCES-SORIES; \$1,500. HUBERTH & HUBERTH, COLUMBUS CIRCLE.

both ST. West - Entire floor, overlooking plaza; ideal location for physician, dentist, refined business; if necessary will divide; rent \$3,800. Longacre 2736. ent \$3,809. Longacre 2736.

7,500 SQ. FT. on 424 st.,
store and basement, 50x100,
16 ft. celling; rent \$5,500.
See 511 and 513 W. 424 st.,
M. M. HAYWARD & CO., 2646 Broad 40-Large light, quiet office, unfurnished WETTLER, 20 West 43d. Longacre 8896.

Above 59th St .- 5th Av. to East River. MADISON AV., 1270 (CORNER 91ST ST.).—
Weil located corner store, 19x37, vacant.
DUFF & CONGER, INC.,
Madison Av., 86th St. Lenox 8900.

4 STORY & BASEMENT HOUSE 805 MADISON AVE.. pensions 20x95; all modern improvements mediate possession . OTTINGER & BRO Nassau st.

OFFICES for subrent in thoroughly modern office building; second floor stores, over-looking Broadway. Apply Supt., 1834 Broad-way, near 60th st.

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light four sides, large freight elevator, electricity, steam heat; 2,000 to 25,000 square feet immediate possession. Engineer, 207, 200 East 49th st. Academy 2754. Owner.

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Chance for Splendid Window Advertising,
VERY LOW RENTALS.
Will rent four floors, 57 by 58, together or singly; advertising opportunity worth the run; cheapest space in city; see this. MAN-HATTAN FINANCE CORP., 296 5th av. Tel. Longacre 6606. OFT, 2,800 square feet; light, all improvements; immediate possession; lease. App tore, 116 Walker st. office, Room 800, Knickerbocker Wid-

Borough of Brooklyn.

TO LET, 10,000 square feet, suitable for garage, fireproof storage, light manufacturing, reasonable runt; lease, STAG LAUNDRY, INC., 150 North 5th st., Brooklyn.

STORE for rent on principal street of New Rochelle; fine chance for drug stere or any business. P. J. LEAHON, 334 5th av., New York. Tel. 531 Penn.

PROPERTY FOR SALE, NEW JERSEY. Factory and garage; property 156:105, East toulevard, Fark av. and 13th st., West New Ork; suitable for storage warehouse or argo; \$60,000; \$12,000 cash, balance mortage. Apply Premises.

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WANTED to rent or share small office, be-low Fulton st.; have my own phone and tesk; references exchanged. O 1233 Herald, fulton st. WANTED TO LEASE cor, store or basement for tearcom, down own; give full particulars. Luncheonett S 801 Herald, Fulton st.

TOULE, large or aman, on 3d av., between 20th and 42d sts., with long lease, or will ent entire building; cash security; no man-facturing. Address E. L., 200 E., 23d. HOUSES TO LET, FURNISHED.

Borough of Bronx. NEW, most beautiful brick house, facing parkway, 9 rooms, bath, porches; garage; rear suppiled; convenient to subway, N. Y. Cuntral and "L" stations. 183 E. Mosholu arkway North, at 206th st.

HUNTINGTON, Long Island, N. Y.—For ren-furnished, modern up to date bungalow electric lights, hot water heat, hot and color running water in bedrooms; living room, lining room, kitchen, hatheren with a color A part of parlor floor; good light, suitable offices or light manufacturing. HENRY MERRITT, 262 W. 23d st.

RECADONAL Near Herald sq.—Large store, blue cellur December to May. Address.

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HOUSES TO LET, UNFURNISHED. 52D. 25 West.—Long lease to right party, partially furnished entire private residence, top floor excepted; splendid repair; parquet floors; modern and handsome in detail; parlor floor beautiful office for physician. By appointment mornings. Tel. 0146 Schuyler.

HOUSES WANTED-UNFURNISHED

WANTED-Unfurnished vacant, below 90th; lease; possession; particulars. W., 125 East 84th.

APARTMENTS-FURNISHED.

A BEAUTIFUL, sunny 5 rooms and bath, delightfuly located, half block Columbia University, silver, linen, china, elevator, slectricity, steam, phone, 5 or 6 months, small adult family, \$135 month, WARNER, 18 W. 118th. ATTRACTIVELY furnished 3 room apartment, 157 W. 57th st.; 6 months or longer; can be seen daily. Inquire Apt. 9A. Phone Circle 1423.

Carcie 1425.

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APARTMENT RENTING CO., INC.

176 West 72d st.

Phone Columbus 1277. AHLERT & POTTER
Apartments, 2 Columbus Circle, Circle 1438. BRIGHT, cheerful, newly decorated, 3 room housekeeping, apartment, in clean, quiet, respectable house; linen, after, de, complete; all conveniences; telephone, electricity, bath, abundant heat, hot water; suitable select Christian couple; \$90; references, MOORE, 1902 West 121st.

BROADWAY, 2128, at 78th.—Unusual front suite; moderate; phone, elevator. Apply CARROLL.

DESIRABLE seven or four tooms, newly decorated; elevator apartment; fourth floor; moderate. DAVIS, 87 Hamilton place. DUPLEN STUDIO APARTMENT DE LUXE, elegantly furnished, finest studio in New York, centr_Hy located; main studio 36x30; fireplace, balcony, &c.; 8 rooms in all, with 3 baths; northern, western and southern exposures; electric grand Steinway plano; sliver, lines, &c. Will rent from now until August 1. Apply 200 West 57th str., apt. 711.

HANDSOMELY furnished apartment, seven

HANDSOMELY furnished apartment, seven rooms, three baths; long, short lease; lo-cation, house finest; no agents. F., Plaza HAVEN AVE., 138-Rent part of furnished apartment; Christian lady; reference STOWE.

HIGH CLASS FURNISHED APARTMENTS
TO RENT, SEASON OR LONGER, SLAWSON & HOURS, 162 WEST 72D ST.

MORNINGSIDE DRIVE, 30 (near Columbia)
Modern, well furnished, clevator apartment, 5 large rooms, ample closet space, residitchen; \$225 monthly. Tel. Morn. 7630, aut.5J

MRS. WILSON'S
HOME RENTING COMPANY,
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APARTMENTS,
FURNISHED, UNFURNISHED.

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NEAR 5th av. (40's).—Large living room, fireplace, two bedrooms, bath; restaurant; \$285. Vanderbilt 8488.

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